



LOOP 1604
(300' MIN. R.O.W.)

OWNERSHIP UNKNOWN
(UNDEVELOPED)

OWNERSHIP UNKNOWN
(UNDEVELOPED)

B-2

B-3

CROWN

CROWN
CENTER

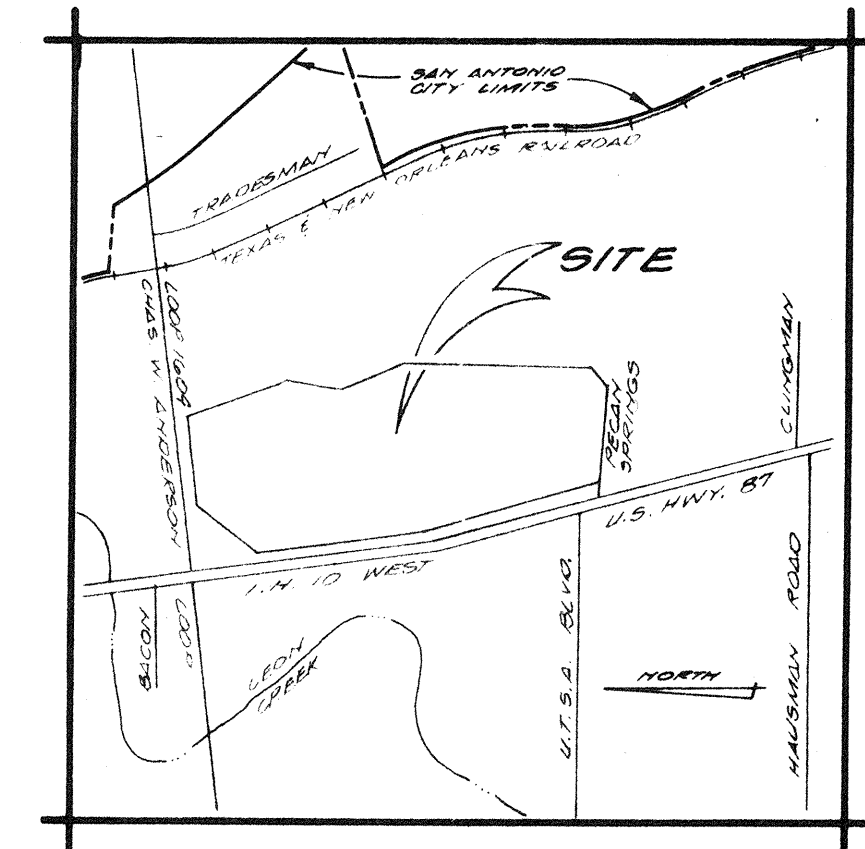
DRIVE
CENTER

UNIT - 1

I. H. 10 (436' MIN. R.O.W.)

NOTE: 1. WATER SERVICE WILL BE PROVIDED BY CITY WATER BOARD.
2. SEWER SERVICE BY WASTEWATER MANAGEMENT OF THE CITY OF SAN ANTONIO.
3. ALL FUTURE STREET EXTENSIONS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS.
4. PROPOSED PAVEMENT WIDTH
86' R.O.W. ----- 2'-24' PAVEMENT
60' R.O.W. ----- 1'-24' PAVEMENT
STAGING: 1. CONSTRUCTION OF UNIT-1 WILL BE FINISHED BY MID 1987.
2. REMAINING R.O.W. WILL BE FINISHED BY 1988.
TOTAL AREA : 158.17 ACRES

DEVELOPER : CHARLES MARTIN WENDER
REAL ESTATE GRD INVESTMENT
111 SOLEDAD ST.
SAN ANTONIO, TEXAS



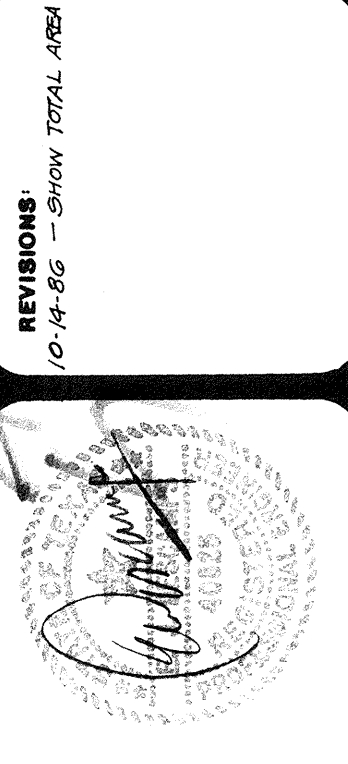
Location Map

CROWN CENTER

Preliminary Overall Area Development Plan

JOB NO. 8848.00
DATE JUNE, 1986
DESIGNER
CHECKED
DRAWN U.O
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL ENGINEERS
1000 GULF SAN ANTONIO TEXAS 78217
512-824-9494
8310 BROADWAY RECEIVED



INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. #86-1263-88
(To be assigned by the Planning Dept.)

CROWN CENTER POADP

P.O.A.D.P. NAME

Charles Martin Wenden

NAME OF DEVELOPER/SUBDIVIDER

(Gene Dawson, Jr.)

Pape & Dawson

NAME OF CONSULTANT

ADDRESS

9310 Broadway, 78217

ADDRESS

PHONE NO.

824-9494

PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

☐ City Water Board

☐ Other District

Name

☐ Water Wells

PROPOSED LAND USE

☐ Single Family

☐ Duplex

☐ Multi-Family

☐ Business

☐ Industrial

PROPOSED SEWER SERVICE

☐ City of San Antonio

☐ Other System

Name

☐ Septic Tank(s)

DATE FILED

REVISIONS FILED:

(if applicable)

DUE DATE OF RESPONSE

(Within 20 working days of receipt)

DATE OF RESPONSE

(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;
- (b) Name of the plan and the subdivisions;
- (c) Scale of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC

TRANSPORTATION STUDY OFFICE

COMMENTS:



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

October 6, 1986

Gene Dawson, Jr.
Pape Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Crown Center POADP
File #86-12-63-88

Dear Mr. Dawson:

This is to inform you that the POADP committee has reviewed and accepted your plan of Crown Center. However, we would request you revise your plan to note the total acreage for our files.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script, reading "McNeal".

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

TO PLANNING DEPT.

Date	<u>Oct. 14 '86</u>	Job No.	<u>2242.01</u>
Attention	<u>Mr. Roy Ramos</u>		
Re:	<u>CROWN CENTER, UNIT 1</u>		

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|---------------------------------------|--------------------------------|----------------------------------|---|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> _____ | | |

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>			<u>POADP</u>

RECEIVED
 1986 OCT 14 PM 2:50
 DEPT. OF PLANNING
 CURRENT PLANNING
 SECTION

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

Revised POADP to reflect the total acreage.

COPY TO _____

SIGNED 

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	Oct. 1, 1986	Job No.	2242.01
Attention	Mr. Roy Ramos		
Re:	CROWN CENTER, P.O.A.D.P		

TO PLANNING DEPT.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			Plans

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☒ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED Gene Dawson, Jr.